

Image

**Price:** \$470,000

**MLS Number:** A11749875

**Condo / Town Home**

**1861 NW S River Dr Unit 2609, Miami, Florida 33125 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,087

**Unit:** 2609

**HOA Fees:** \$1,296

**Waterfront:** YES

**Year Built:** 2010

**Community:** TERRAZAS RIVERPARK VILLAG

**Subdivision:** TERRAZAS RIVERPARK VILLAG

**Elementary School:** Citrus Grove

**Junior High:** Citrus Grove

**High School:** Miami Jackson

## ABOUT THIS PROPERTY

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Great investment or Homeowner opportunity! This remodeled unit offers in unit storage and Panoramic views of the River and Downtown Skyline. Furniture available for purchase. Lobby, Elevators, Pool, and Building are scheduled for renovation in the next month, adding strong future value. Enjoy resort-style amenities including valet, pool, jacuzzi, sauna, renovated gym, 24/7 convenience store, party room, office space, BBQ area, and 24-hour gated security. A beautiful riverfront park next door is currently being renovated, and the building is on the River yet not in a flood zone. Pets are welcome. Parking and Storage are available at an additional cost. Centrally located minutes from River Landing Shops, grocery stores, restaurants, airport (7 min), Downtown, Wynwood, Brickell (8-12 min), Miami Beach (16 min), Coral Gables (15 min), Hospital and Baseball stadium (5 min). Quiet Residential Neighborhood and fast-growing area surrounded by new construction including restaurants and soccer stadium. HOA includes water, trash, pest control, and amenities. Rented until October 14th 2026 for \$3,700/month which would be transferred to new owner.

